

Brighton Historic Preservation Commission

City Hall, 500 S. 4th Ave., 6th Floor, CC Study Session Room
Brighton, CO 80601



Agenda

Date: April 10, 2014

NOTE TIME: 5:00 p.m.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042

sjohnson@brightonco.gov

Chairperson:

Joseph Burt

Vice –Chair:

Kevin Dunham

Treasurer/Secretary:

Allison Lockwood

Commissioners:

Danielle Henninger

Patricia Reither

Albin Wagner

City Council

Representatives:

Ken Kreutzer

Kirby Wallin – Alternate

Emeritus

Youth Commission

Representative:

Alternate:

Ken Mitchell

Lynette Marrs

City Admin. Assistant:

Sheryl Johnson

City Staff:

Aja Tibbs

- | | |
|--|--------------------|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Joseph Burt |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATES | Joseph Burt |
| IV. APPROVAL OF AGENDA | Joseph Burt |
| V. APPROVAL OF MINUTES FOR MARCH 13, 2014 | Joseph Burt |
| VI. PUBLIC COMMENT | |
| Public invited to be heard on matters not on the agenda (Limited to 5 minutes) | |
| VII. REPORTS / PRESENTATIONS | |
| Social Media | Kristen Chernosky |
| <u>Staff:</u> | |
| Report from Aja | Aja Tibbs |
| <u>Committees:</u> | |
| VIII. UNFINISHED BUSINESS | |
| Event Planning | Danielle Henninger |
| 2014 Finances | Allison Lockwood |
| IX. NEW BUSINESS | |
| Goal Setting Session | Aja Tibbs |
| X. ADDITIONAL COMMENTS | |
| XI. ADJOURNMENT | |
| XII. ANNOUNCEMENTS | |
| Culture Fest – June 7, 2014 – 11:00 a.m. – 5:00 p.m. | |
| Commission Training – July 11, 2014 – 9:30 a.m. – 3:30 p.m. | |
| At History Colorado, 1200 Broadway, Denver | |
| Market Day – August 23, 2014 | |
| Eco Fair – September 20, 2014 | |
| 1950s Rock Around the Clock – October 11, 2014 – 6:00 – 9:30 p.m. | |

NEXT MEETING

May 8, 2014



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Council Chambers and Heritage Training Room at City Hall at 22 South 4th Avenue, 3rd Floor, Brighton, Colorado.

DATE: March 13, 2014

Call to Order/Pledge of Allegiance: Chair Joseph Burt called the meeting to order at 6:03 p.m.

Roll Call/Establish Quorum: Commissioners Present: Joseph Burt, Kevin Dunham, Danielle Henninger, Allison Lockwood, Lynette Marrs, Patricia Reither, Albin Wagner and Kirby Wallin

Commissioners Absent: (Excused) (Unexcused) Ken Mitchell

Staff Present: Sheryl Johnson & Aja Tibbs

Others Present: Robin Kring

Seating of Alternate:

Motion to seat the alternates by Allison. Second by Danielle. Motion Carries.

Approval of Agenda:

Motion to approve the agenda by Pat. Second by Danielle. Motion Carries.

Approval of Minutes for February 13, 2014:

Approved as written.

Public Comment:

Robin Kring – wanted to congratulate the Historic Preservation Commission for taking steps to designate the Old Senior Center Building.

Public Hearing:

The Public Hearing was opened at 6:07 p.m. by Chairman Joseph Burt for a review and to make a recommendation to the City Council for the nomination of a local designation of the Old Senior Center located at 575 Bush Street for a Historic Landmark. Chairman Burt asked if the Public Hearing had been posted. Ms. Tibbs responded that it had been posted in the Brighton Standard Blade on February 26, 2014 and at the property at least 15 days prior. No public inquiries or input was received. Ms. Tibbs presented information on the property as follows. The owner of the property is the City of Brighton. The Historic Landmark designation must meet at least one criterion in each category. The 3 categories are: Architectural, Social & Historic and Geographic & Environmental. The building was built in 1919 being constructed of red pressed brick and later stucco was added to cover the above-ground foundation. The building had a flat roof with at least 2 different parapet styles throughout the years. The architect for the building was William Redding. The building was first used as city offices for the Mayor and City Clerk with an assembly hall for public and council meetings. There were living quarters for the pump man with the Water Department being located in the basement. The basement walls were 18 feet tall to accommodate the boiler, pump, coal rooms and miscellaneous machinery. There were several wells on the property and the water was pumped into the water tower. Over the years, additions and renovations have been made to the original site to address the different needs and uses of the property. The building has had 95 years of public use. It has also been used as a public library and a senior center. The building is currently vacant but has been used by the Youth Commission for various events. Daniel Carmichael donated the water wells on the property, which contributed to the Brighton Water and Electric Company which he established in 1891. In 1993, the water tower was removed for safety concerns and to make a bigger parking lot for the Senior Center. When the addition to the east was added on, the existing walls remained intact and preserved. The building meets the criteria as specified from each of the categories.

The public was given the opportunity to comment. There were no comments.

At 6:22 p.m. Chairman Burt closed the Public Hearing.

Motion to approve a Resolution of the City of Brighton Historic Preservation Commission Recommending Approval of a Nomination to Designate 575 Bush Street (Former Senior Center) as a Historic Landmark by Albin. **Second** by Kevin.

Call for the vote. Commission vote: 8 – 0, Motion Carries.

Thanks to Aja for her work on this project.

Reports / Presentations:

Downtown Partnership – Gary Montoya

Gary was not able to attend the meeting this evening. Gary wants to know if there is someone on the Historic Preservation Commission who would like to be a part of the Downtown Partnership meetings. They meet on the 4th Thursday of each month at 7:30 a.m. at the Armory. If interested, they need to send an email to Sheryl.

Staff: Aja Tibbs

HISTORIC SITES:

575 Bush Street - Former Senior Center

This was discussed during the Public Hearing.

Chamber of Commerce Event

Yvette Martinez is organizing an event with the Chamber for September which would involve a historic walking tour of the downtown area. Anyone who would like to help should contact Aja. The tour will also include a tour of the interior of the buildings. There was discussion that a walking tour should be done north of Bridge Street.

GRANTS & SURVEYS:

Resource Survey Progress Update

The research on the first two initial properties has been sent to the State and returned with minor comments. Anyone who has contacts with the other property owners would be helpful for Deon and could email her with that information.

CODE / REGULATIONS:

Commissioner Term Limitations

The term limits for the Professionals was reviewed and approved by City Council. The code amendment will remove term limits for Professional Members.

CLG INSPECTION:

The Commission reviewed comments from Mr. Dan Corson during his visit on February 13th.

PERMITS:

There was no demolition permits submitted in February.

OFFICE HOURS:

419 South 8th Avenue

Ms. Elizabeth Mae came to inquire about the potential of designating the property of 419 South 8th Avenue. The building was constructed in 1918 within the Hass Re-subdivision of Brighton Gardens. Ms. Mae was given an application to designate and what information would be needed for designation. Pat was able to give Ms. Mae some information regarding the property also.

Photo Donation

Three photos were donated by Mr. Harlow Leeper. The photos were found in his late Aunt's house.

Committees:

No Reports

Unfinished Business:

Event Planning – Danielle Henninger

The information for bids from the caterer's has been sent out. They should respond before the April meeting. The menu that is we are asking them to bid on is: good quality hamburgers, fries and shakes. The food would go with the theme of the 1950s. A band in Ft. Collins has been found. The cost is \$1200. It was suggested to have veggie burgers and possibly a soda fountain. If the fries won't work due to being able to keep them fresh, potato salad could be substituted. We want to keep the food upscale but also have it relate to the 1950s. It was discussed to see if the band would come down on their cost or see what else might be available. Save the date cards should be sent out as soon as possible. Joseph has the address list from last year. Danielle needs to come back with projected costs for the event at the next meeting.

2014 Finances – Allison Lockwood

Allison will create a spreadsheet with categories.

New Business:

Goal Setting Session

The April meeting will be moved to 5:00 p.m. to the Study Session Room on the 6th floor of City Hall. The goals from last year will be reviewed and then new goals will be established.

Historic Preservation Commission Interview Questions and Application

Commissioners should review the interview questions and send their comments to Aja by Tuesday. They were going to look and see what other commissions are doing. These questions will then be used when interviewing commission members.

Letter of Support – Bromley Farm Phase 1 Interior

Mark will be reapplying for this grant as it was denied the last time. Pat stated that the condition of the interior should be explained in the letter. Albin, Allison, Pat, Joseph and Lynette said that they would write letters of support.

Japanese American Newspaper Archival

Joseph has received quotes for a flatbed scanner that will be able to scan the newspapers. The quotes range from \$8,795 to \$11,295. There are funds in the budget for archival purposes and some of the funds could be used from the donation account for the balance.

Motion to purchase the Wide TEK 25 scanner from EME Corporation which is the lowest bid at a cost to not exceed \$9,000 by Kevin. Second by Albin. Motion Carries.

Additional Comments:

Pat would like to purchase the book from BJAA titled "Our American Journey" and written by Daniel Blegen. The author will be at the library on March 26th from 10:00 a.m. to 11:30 a.m. She will pick up a copy of the book at the BJAA fundraiser for the Commission.

Announcements:

None

Adjournment:

Motion to adjourn at 7:26 p.m. by Danielle. **Second by Allison. All Commissioners in favor.**

Next Meeting: April 10, 2014 at 5:00 P.M. at City Hall, 6th Floor in the City Council Study Session Room.

Submitted by,

Sheryl Johnson



HISTORIC PRESERVATION COMMISSION

Staff Report

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: February 27, 2014

Date Presented: March 13, 2014

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

Reviewed By: Jason Bradford, Planning Manager

Aja Tibbs, Long Range & Historic Preservation Planner

4/10/2014

HISTORIC PRESERVATION COMMISSION

Staff Report

HISTORIC SITES:

575 Bush Street - Former Senior Center:

The Senior Center designation application is scheduled to go before the City Council at a public hearing on Tuesday, April 15th at 7:00pm. Staff has prepared the application for City Council with the necessary packet preparation and required public notices. Included in the packet will be the Commission's recommendation of approval for the designation, which was approved at the previous meeting and public hearing on March 13.

Chamber of Commerce Event:

Staff is still looking for assistance in compiling information for the downtown event. If you are interested in compiling information for the tour, please contact Aja for additional information.

GRANTS & SURVEYS:

Grant Update (from Mark Heidt)

We currently have two Adams County Open Space grants that are under review. One is for a portion of the landscaping at the Bromley-Hishinuma Farm, and the other is for the land and structure purchase of the Pleasant Plains School. Staff expects to have a final determination from the County Commissioners by the end of this month. The Bromley-Hishinuma Farm interior grant was also resubmitted earlier this month to the State. We should hear back on the review results in July or August. Lastly, Mark is preparing three additional grants for the fall. First for the entertainment/cutting garden at Bromley-Hishinuma Farm from the Garden Show Foundation, second is for the Senior Center through the State Historic Fund, and third will be the next phase of our survey plan through a CLG grant.

Historic Resource Survey Public Meeting

The Historic Resource Survey is moving along according to schedule, and Deon has already prepared several draft forms for the remaining properties. According to the survey schedule Deon will be attending the next meeting on May 8 to hold a public meeting on the survey. Anyone that would like to provide input or has any questions on the survey is welcome to attend.

EVENTS:

Market Day (August 23) & Culterfest (June 7):

Mark Heidt has inquired after the Commission's interest in having a booth in the upcoming Market Day on August 23. He mentioned that several of the farmers showed interested in hearing more about Brighton's farming history, and thought a booth at the event would be a neat addition.

In addition, we need to decide if the Commission would like to have a booth at Culterfest, which is June 7. Staff awaits direction from the Commission in order to proceed.

National Historic Preservation Month:

National Historic Preservation month is in May, but we don't currently do anything to commemorate the event. Staff would like to ask the Commission if there is anything that we might do for the month to help commemorate the time. An example might be a community award or recognition.

PERMITS:

185 W Southern Street – Senior Center Phase II

Staff approved a demolition permit for the senior apartments and clubhouse located at 185 W Southern Street. Staff found that these structures are less than 50 yrs old, and do not qualify for exceptional significance.

TRAINING:

Commission Training Opportunity

History Colorado is offering a free training for Historic Preservation Commissioners on Friday, July 11. A flyer has been attached to provide the training topics and additional information. Please notify staff if you are interested in attending the session.

HPC OFFICE:

Equipment Update:

Staff is working to coordinate the set-up and purchase of a new scanner and computer with the City IT department. A demonstration of the software will be scheduled soon, and the purchase and set-up of the new equipment is progressing.

ATTACHED:

- Commission Training Flyer



HISTORY *Colorado*

**To: Colorado Historic Preservation Commissions, Those Interested in
Forming a Local Commission, and Interested Citizens**

Re: COMMISSION TRAINING

YOU ARE INVITED!

Historic Preservation Commission Training Workshop

Friday, July 11, 2014, 9:30 am to 3:30 pm

History Colorado, 1200 Broadway, Denver

This workshop is free.

OAHP will provide lunch and museum admission.

[For Certified Local Governments, attendance satisfies the requirement for at least one commission member to attend an educational session each state fiscal year (July 1 through June 30).]

Topics will include:

- *On Your Mark!* (or how to use other organizations to make the preservation argument)
- *Pillars of Preservation, Guidelines, Boundaries* (and other evaluation stuff)
- *Preservation = Sustainability*
- *What does the Secretary of the Interior have to do with my dormer?* (and FRESH)
- *How to rebut taking claims* (and other legal stuff)
- *Building Community Support*
- *Your number one advocacy tool* (and conducting your meetings properly)
- *Economic hardship and demolition by neglect*

Please feel free to pass along this invitation to someone who may be interested. To RSVP for the workshop or to obtain further information contact **Dan Corson**, Intergovernmental Services Director, by **Tuesday, July 8, 2014**, at **(303) 866-2673** or e-mail: dan.corson@state.co.us